



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
P.O. Box 3044
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(916) 445-0613

FROM: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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Project Title: Tentative Map Application No. PLN2024-0014 - FQC, Inc.
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily DeAnda, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 4800 Kersey Road City/Nearest Community: Community of Denair
Cross Streets: North Gratton Road and Story Road Zip Code: 95316
Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 0 00' 00" W Total Acres: 0.73± acres
Assessor's Parcel Number: 024-024-037 Section: 5 Twp.: 5 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: N/A
Airports: N/A Railways: Burlington Northern and Santa Fe Schools: Denair Unified School District

Local Public Review Period: (to be filled in by lead agency)
Starting Date: May 23, 2024 Ending Date: June 07, 2024

Document Type:
CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
OTHER: [] Joint Document [] Final Document [] Other:

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:
[] Residential Units: 11 Acres: 0.73± [] Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[] Commercial Sq.ft.: Acres: Employees: [] Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: [] Power Type: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [] Other

Project Issues Discussed in Document:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other: None identified yet.

Present Land Use/Zoning/General Plan Designation:
Vacant land / Planned Development (P-D) (356) / Medium Density Residential.

Project Description: (please use a separate page if necessary)

Request to subdivide a 38,309± square-foot parcel into 11 air space condominiums, and three common area parcels which will include a private driveway and two stormwater basins within the Planned Development (P-D) (356) zoning district. The condominium lots (Lots 1-11) will range from 2,014± to 2,458± square feet in size, and the proposed condominium units will be approximately 1,000± square feet in size. Lot A will be utilized as a common driveway for each condo to access N. Gratton Road and will be 24± feet wide and 154± feet long. Storm drainage is proposed to be maintained on-site: Lot B and Lot C, which are proposed to be 4,332± and 3,696± in size, respectively, will be used as a retention basin for the condominiums. The condos were approved to be served with sewer and water services by the Denair Community Service District.

The project site is currently vacant. The project site and the adjacent parcels to the north were approved by the Board of Supervisors on August 17, 2021, under General Plan Amendment (GPA), Rezone (REZ) and Vesting Tentative Parcel Map (VTPM) No. PLN2021-0009 – WPD Homes, Inc., which amended the General Plan and Denair Community Plan designations from Low-Density Residential to Medium Density Residential (MDR), amended the zoning designation from Rural Residential (R-A) to Planning Development (P-D), and approved a Parcel Map to subdivide a 1.32± acre parcel into three parcels of 33,901±, 10,132± and 13,615± square feet in size (58-PM-076). Full frontage improvements including the installation of curb, gutter, sidewalk, and street lighting pursuant to Stanislaus County standards along the North Gratton Road was included as a development standard and will continue to be applied to this request as well. The current parcel configuration was approved via Lot Line Adjustment No. PLN2023-0085 – Hanes – Martin, which adjusted the northern property line of the project site and the southern property lines of two adjacent parcels in order to locate two stormwater basins on the project site.

An application to rezone and subdivide the adjacent parcel to the northeast into two 3,896± square-foot condominium parcels was submitted in addition to this Tentative Map request, and will be processed under Rezone and Parcel Map Application No. PLN2024-0015 – FQC, Inc.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Consulting Firm: <u>Stanislaus County</u>	Applicant: <u>Ben Penfield, FQC, Inc.</u>
Address: <u>1010 10th Street, Suite 3400</u>	Address: <u>465 Joshua Court</u>
City/State/Zip: <u>Modesto, CA 95354</u>	City/State/Zip: <u>Atwater, CA 95301</u>
Contact: <u>Emily DeAnda, Associate Planner</u>	Contact: <u>Rod Hawkins, Hawkins & Associates Engineering</u>
Phone: <u>(209) 525-6330</u>	Phone: <u>209-575-4295</u>

Signature of Lead Agency Representative: _____ Signature on file _____ Date: May 23, 2024